

115.0

0002

0015.0

Map

Block

Lot

1 of 1

CARD

ARLINGTON

Total Card / Total Parcel

80,000 /

80,000

80,000 /

80,000

80,000 /

80,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	BRAND ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FOOHEY WILLIAM J & SUSAN L/TRS	
Owner 2:	
Owner 3:	

Street 1: 55 BRAND ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: FOOHEY WILLIAM J & SUSAN L -
Owner 2: -

Street 1: 55 BRAND ST
Twn/City: ARLINGTON
St/Prov: MA

Postal: 02474

NARRATIVE DESCRIPTION
This Parcel contains 5,040 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1 SINGLE FA 100
water
Sewer
Electri
Census: Exempt
Flood Haz:
Topo 3 Below Stree
Street
Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes

Code Fact PriceUnits
132 Undev. Land 5040 Sq. Ft. Site 0 70. 0.23 5 Unbuild -80 79,968 80,000

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	5040.000			80,000	80,000		73841
							GIS Ref
							GIS Ref
							Insp Date
							01/28/16



Patriot  
Properties Inc.

## USER DEFINED

Prior Id # 1: 73841
Prior Id # 2:
Prior Id # 3:
Print Date 12/10/20 23:28:22
Last Rev Date 02/11/16 15:19:13
ASR Map: mcmcakin
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT Parcel ID 115.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	132	FV		0	5,040.	80,000	80,000	80,000	Year End Roll	12/18/2019
2019	132	FV		0	5,040.	81,100	81,100	81,100	Year End Roll	1/3/2019
2018	132	FV		0	5,040.	60,500	60,500	60,500	Year End Roll	12/20/2017
2017	132	FV		0	5,040.	54,800	54,800	54,800	Year End Roll	1/3/2017
2016	106	FV	17,300	0	5,040.	52,600	69,900	69,900	Year End	1/4/2016
2015	106	FV	17,300	0	5,040.	44,600	61,900	61,900	Year End Roll	12/11/2014
2014	106	FV	17,300	0	5,040.	42,300	59,600	59,600	Year End Roll	12/16/2013
2013	106	FV	17,300	0	5,040.	40,200	57,500	57,500		12/13/2012

SALES INFORMATION TAX DISTRICT PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOOHEY WILLIAM	65009-206		3/5/2015	Convenience		1	No	No	
	12652-498		6/21/1974		48,000	No	No	N	

BUILDING PERMITS ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/28/2016		Vacant Lot							PC	PHIL C		
2/8/2000		Meas/Inspect							264	PATRIOT		

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH														
Type:			Full Bath:	Rating:		641-0641.																	
Sty Ht:			A Bath:	Rating:																			
(Liv) Units:		Total:	3/4 Bath:	Rating:																			
Foundation:			A 3QBth:	Rating:																			
Frame:			1/2 Bath:	Rating:																			
Prime Wall:			A HBth:	Rating:																			
Sec Wall:		%	OthrFix:	Rating:																			
Roof Struct:			OTHER FEATURES																				
Roof Cover:			Kits:	Rating:		1st Res Grid Desc: # Units:																	
Color:			A Kits:	Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
View / Desir:			Frl:	Rating:		Other																	
GENERAL INFORMATION			WSFlue:	Rating:		Upper																	
Grade:			CONDO INFORMATION			Lvl 2																	
Year Blt:		Eff Yr Blt:	Location:			Lvl 1																	
Alt LUC:			Total Units:			Lower																	
Jurisdct:			Floor:			Totals	RMs:	BRs:	Baths:	HB													
Const Mod:			% Own:			REMODELING			RES BREAKDOWN														
Lump Sum Adj:			Name:			Exterior:	No Unit	RMS	BRS	FL													
INTERIOR INFORMATION			DEPRECIATION		Interior:																		
Avg Ht/FL:			Phys Cond:	0.0	%	Additions:																	
Prim Int Wall			Functional:			Kitchen:																	
Sec Int Wall:		%	Economic:			Baths:																	
Partition:			Special:			Plumbing:																	
Prim Floors:			Override:			Electric:																	
Sec Floors:		%	Total:	0	%	Heating:																	
Bsmnt Flr:			CALC SUMMARY			General:																	
Subfloor:			Basic \$ / SQ:			COMPARABLE SALES			SUB AREA			SUB AREA DETAIL											
Bsmnt Gar:			Size Adj.:	1.00000000		Rate	Parcel ID	Typ	Date	Sale Price		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Electric:			Const Adj.:	16.00000000																			
Insulation:			Adj \$ / SQ:																				
Int vs Ext:			Other Features:	0																			
Heat Fuel:			Grade Factor:																				
Heat Type:			NBHD Inf:	1.00000000																			
# Heat Sys:			NBHD Mod:							WtAv\$/SQ:		AvRate:	Ind.Val										
% Heated:		% AC:	LUC Factor:	1.00																			
Solar HW:		Central Vac:	Adj Total:	0						Juris. Factor:			Before Depr:	0.00									
% Com Wall		% Sprinkled:	Depreciation:	0						Special Features:		0	Val/Su Net:										
			Deprecated Total:	0						Final Total:		0	Val/Su SzAd										
MOBILE HOME			Make:			Model:			Serial #:			Year:			Color:			IMAGE			AssessPro Patriot Properties, Inc		
SPEC FEATURES/YARD ITEMS															PARCEL ID			115.0-0002-0015.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N	Total Yard Items:			Total Special Features:				Total:															